



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Final Plat Approval of Two Existing Tracts to Two Proposed Tracts of vacant land.		

APPLICATION INFORMATION		
Applicant/Owner: Thomas Development Co.		Phone: 208-343-8877
Address: 420 W. Main Street, Suite 300		Email: tmannschreck@thomasdevelopment.com
City: Boise	State: Idaho	Zip: 83702
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Pl. NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tr F-4-A & F-6-A-2		Block: Unit: 3
Subdivision/Addition: Atrisco Business Park		MRGCD Map No.: UPC Code: 101005847201840605 & 101005846905940606
Zone Atlas Page(s): J-10	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 8.95
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 441 & 457 Coors Blvd NW		Between: Cloudcroft Rd NW and: Bluewater Rd NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2021-005414, SD-2021-01031, SD-2021-00136, SD-2021-00137, SD-2021-00138, SD-2021-00139, PR-2020-004193, RZ-2020-00020		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 12/13/2022
Printed Name: Vinny Perea	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☒ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? No if yes, indicate language: _____

- X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- X Zone Atlas map with the entire site clearly outlined and labeled
- X Proposed Final Plat
- X Design elevations & cross sections of perimeter walls
- N/A Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Job Description: 441 & 457 COORS BLVD - MULTI FAMILY LIVING

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Date _____

• Traffic Circulations Layout (TCL)	_____	Approved	X	NA
• Traffic Impact Study (TIS)	_____	Approved	X	NA
• Neighborhood Impact Analysis (NIA)	_____	Approved	X	NA
• Bernalillo County	_____	Approved	X	NA
• NMDOT	_____	Approved	X	NA

12/13/2022

Transportation Department

Date _____

• Availability Statement/Serviceability Letter	<u> x </u>	Approved	<u> </u>	NA
• ABCWUA Development Agreement	<u> </u>	Approved	<u> x </u>	NA
• ABCWUA Service Connection Agreement		Approved	<u> x </u>	NA

11/30/2022

ABCWUA

Date _____

- | | | |
|---|----------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | <u>X</u> | Approved |
| <input type="checkbox"/> AGIS (DXF File) | <u>X</u> | Approved |
| <input type="checkbox"/> Fire Marshall Signature on the plan | _____ | Approved |

• Owner(s)	X	Yes	
• City Surveyor	X	Yes	
• AMAFCA**		Yes	_____ NA
• NM Gas**	X	Yes	
• PNM**	X	Yes	
• COMCAST**	X	Yes	
• MRGCD**		Yes	NA

X	Yes
X	Yes
	Yes
X	Yes
X	Yes
X	Yes
	Yes

NA

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

October 25, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **DRB SUBMITTAL**
441 & 451 COORS BLVD NW ALBUQUERQUE, NM
TR F-4-A PLAT OF TRS F-3-A, F-4-A & F-6-A
TR F-6-A PLAT OF TRS F-6-A-1 AND F-6-A-2
ZONE ATLAS PAGE: J-10-Z

Dear Ms. Wolfley:

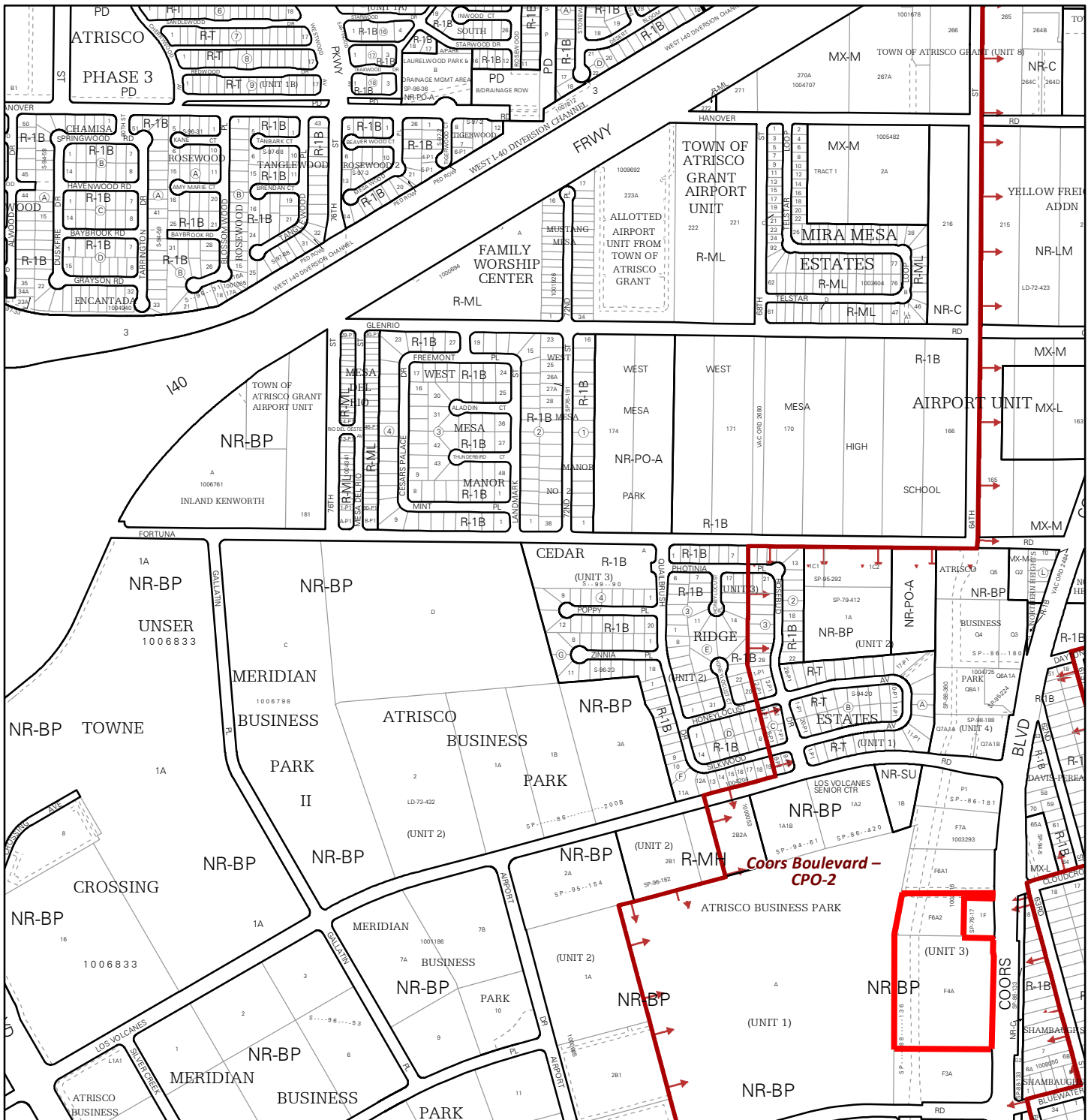
The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Thomas Development CO. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Thomas Mandschreck
Print Name

Signature

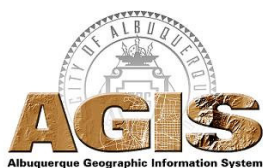
President & CEO
Title

October 25, 2022
Date

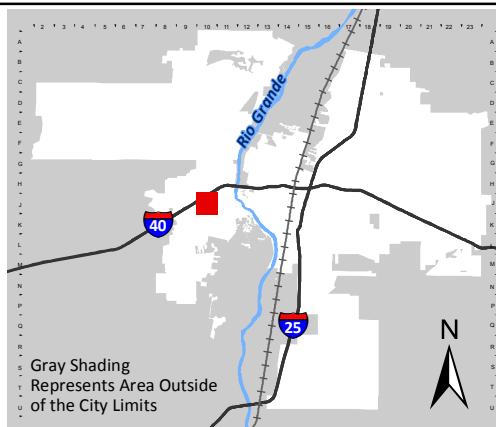


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



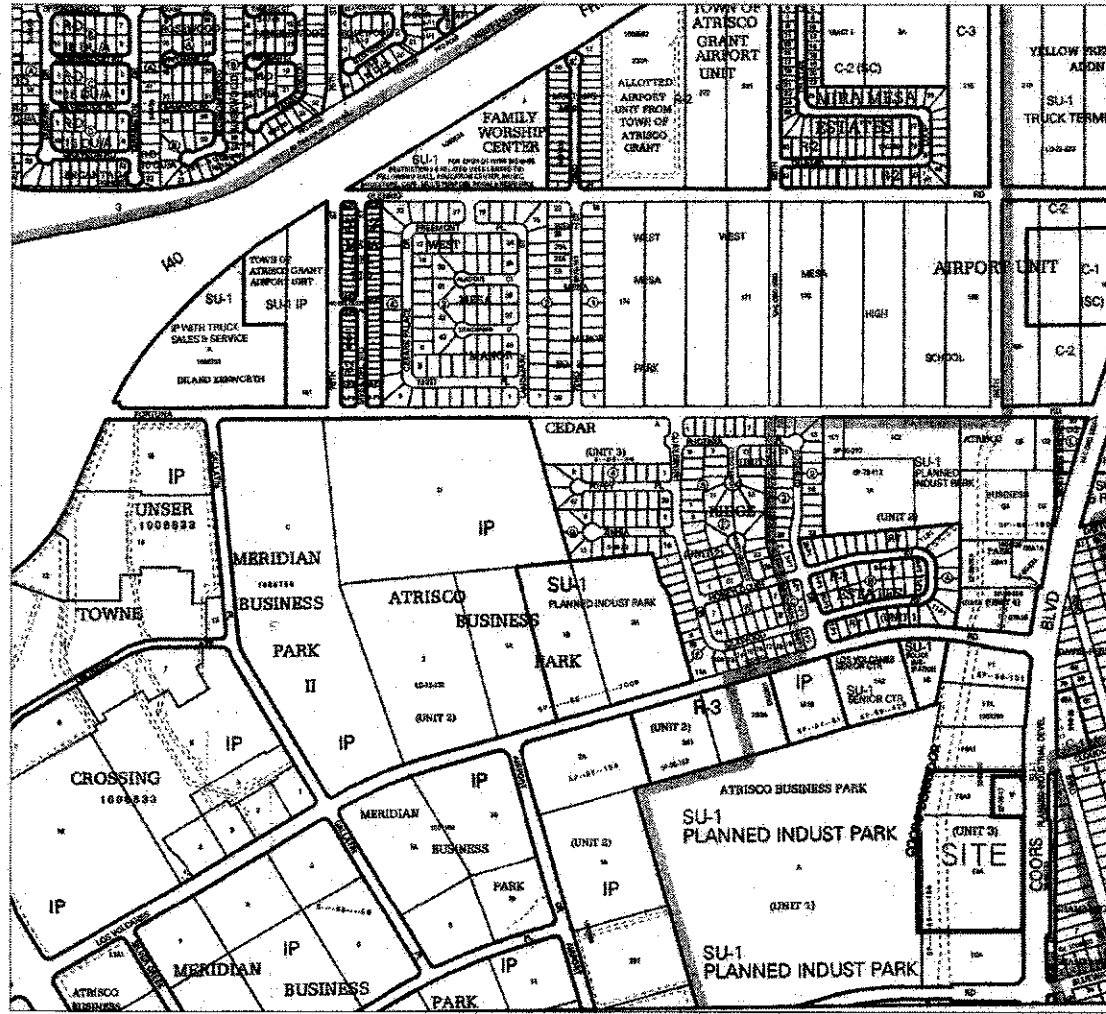
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-10-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet



VICINITY MAP ZONE ATLAS PAGE J-10

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

APPROVED: *[Signature]* DATE 12/12/2022
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: *Pamela C. Stone* DATE 12/12/2022
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

APPROVED: *Abdul A. Bhuiyan* DATE 12/12/2022
C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: *Mike Mortus* DATE 12/12/2022
D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv services.

INCLUDED, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from and over said easements, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER:
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

U.P.C. No. 1-010-058-469-059-406-06 (Tr. F-6-A-2)
U.P.C. No. 1-010-058-472-018-406-05 (Tr. F-4-A)

LEGAL DESCRIPTION:
Tract F-4-A, of the Plat of Tracts F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK, UNIT 3, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 29, 1988 in Plat Book C36, Folio 97.
AND
Tract F-6-A-2 of ATRISCO BUSINESS PARK, UNIT 3, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2004 in Plat Bk. 2004C, Page 388.

FREE CONSENT and DEDICATION:
The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned hereby dedicates, in fee simple, the additional public right of way as shown hereon to the public use forever. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

[Signature]
Thomas C. Mannschreck, President of Thomas Development Company

ACKNOWLEDGEMENT

State of Idaho)

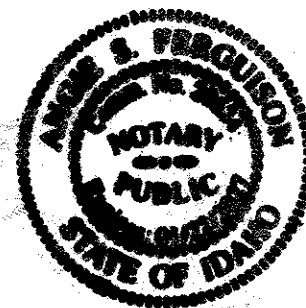
County of Ada)ss

This instrument was acknowledged before me on December 7, 2022.

BY: Thomas C. Mannschreck, President of Thomas Development Company

My Commission expires: 01/22/2027

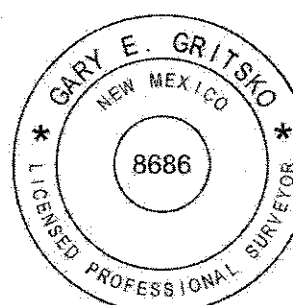
[Signature]
Notary Public



SURVEYOR'S CERTIFICATE:
I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

[Signature]
Gary E. Gritsko, N.M.P.S. No. 8686

November 18, 2022
Date



COUNTY CLERK RECORDING STAMP

PLAT OF
Tracts F-6-A-2-A & F-4-A-1, Unit 3,
ATRISCO BUSINESS PARK,
within the Town of Atrisco Grant,
projected Section 15, T.10N., R.2E., N.M.P.M.,
City of Albuquerque, Bernalillo County, New Mexico
November 2022

PURPOSE OF PLAT:
The purpose of this plat is adjust the lot line between two (2) existing tracts, to vacate certain easements, to grant additional easements and to dedicate additional public right of way.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____

CODE ENFORCEMENT _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

Loren N. Risenhoover P.S. 2/4/2022

CITY SURVEYOR _____ DATE _____

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD _____

Bernalillo County Treasurer _____ Date _____

SHEET 1 OF 2

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE No. 20-019

PLAT OF
Tracts F-6-A-2-A & F-4-A-1, Unit 3,
ATRISCO BUSINESS PARK,
within the Town of Atrisco Grant,
projected Section 15, T.10N., R.2E., N.M.P.M.,
City of Albuquerque, Bernalillo County, New Mexico
November 2022

SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "9_K10".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record dimensions, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 8.9568 Acres, more or less.
- Number of existing lots: 2
- Number of lots created: 2
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0329H, effective date August 16, 2012.
- SOLAR RESTRICTIONS: No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Atrisco Business Park Unit 3, filed 4/29/1988, Plat Bk. C36, Page 97.
 - Plat of Atrisco Business Park Unit 3, filed 12/15/2003, Plat Bk. 2004C, Page 388.
 - Pld Republic National Title Co. commitment No. 200081 dated 2/10/2020.
 - Adjoining plats and deeds as noted hereon.

EASEMENT NOTES:

- 7' Public Utility Easement by Plat recorded 10/03/1972 in Bk. D5, page 62; and Right of Way Easement granted to A.T. & T. Company recorded 5/13/1930 in Book 112, Page 290; Amended by Modification of Easement recorded 2/13/1973 in Book Misc. 298, Page 635; and assignment to M.S.T. & T. Company, recorded 12/13/1977 in Book Misc. 575, Page 928.
- 10' Public Utility Easement granted to P.S.C.N.M. and M.S.T. & T. Company, recorded 12/07/1976 in Book Misc. 509, Page 421, as Document No. 76-64618 and Book Misc. 509, Page 422, as Document No. 76-64619. THIS EASEMENT IS VACATED BY THIS PLAT.
- 20' Public Utility and Drainage Easement, by Plat recorded 10/27/1986 in Book C31, Page 190.
- 90' Public Drainage Easement, by Plat recorded 10/27/1986 in Book C31, Page 190. THIS EASEMENT IS VACATED BY THIS PLAT.
- 35' by 24' Private Ingress, Egress, Drainage and Public Utility Easement by Plat recorded 10/27/1986 in Book C31, Page 190.
- 40' by 30' Common Access Easement, by Plat recorded 4/29/1988 in Book C36, Page 97. THIS EASEMENT IS VACATED BY THIS PLAT.
- 24'x30' Private Common Access Easement by document recorded 5/24/1988 in Book Misc. 624-A, Page 617.
- 10' Underground Utility Easement by document recorded 7/12/1988 in Book 642-A, Page 538 as Document No. 88-62592; amended by Quitclaim of Easement recorded 8/19/2005 in Book A102, Page 1423 as Document No. 2005121785; and by Quitclaim Deed recorded 8/25/2005 in Book A102, Page 3571 as Document No. 2005123935.
- Fifty feet (50') Private Access Easement by Plat recorded 12/15/2004 in Book 2004C, Page 388.

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	S00°21'21"W
L2	35.36	N08°29'09"E
L3	15.00	S00°21'21"W
L4	90.00	S89°38'39"E
L5	631.60	N00°21'21"E
L6	191.16	N10°51'47"E
L7	24.42	S89°46'07"E
L8	24.34	S89°46'07"E
L9	193.46	N10°51'47"E
L10	164.68	N00°21'21"E
L11	464.72	N00°21'21"E
L12	44.98	N59°54'31"E
L13	796.86	N00°34'24"W
L14	20.00	N89°38'39"W
L15	785.53	S00°34'24"E
L16	50.53	S59°54'31"W
L17	8.72	S10°49'23"W
L18	26.56	S89°46'07"E
L19	20.18	N89°46'07"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.32	5789.58	0°29'53"	S01°11'10"W	50.31
C2	39.58	25.00	90°42'20"	N44°24'57"W	35.57
C3	26.78	50.00	30°41'00"	S15°41'51"W	26.46
C4	26.78	50.00	30°41'00"	S14°59'09"E	26.46
C5	39.46	156.67	14°25'47"	S07°34'43"W	39.35

SHEET 2 OF 2

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHA PRO SURVEYING.COM
DRAWN BY: GG FILE NO. 20-019

TRACT A, UNIT 1
ATRISCO BUSINESS PARK
FD. 10/31/1972
BK. D5, PG. 62

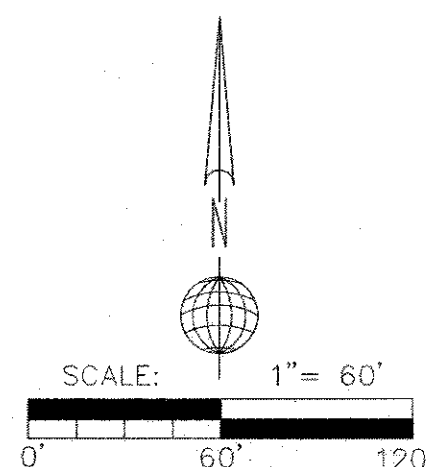
TRACT F-6-A-1, UNIT 3
ATRISCO BUSINESS PARK
FD. 12/15/2004
BK. 2004C, PG. 388

TRACT F-6-A-2-A
2.6435 Acres

LOT 1-F, UNIT 1
ATRISCO BUSINESS PARK
FD. 1/30/1976
BK. C11, PG. 13

TRACT F-4-A-1
6.2701 Acres

TRACT F-3-A, UNIT 3
ATRISCO BUSINESS PARK
FD. 4/29/1988
BK. C36, PG. 97



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

AGRS STATION "9_K10"
NM STATE PLANE COORDINATES
N=1485617.623, E=1498430.817
UNITS: US SURVEY FEET
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999682230
MAPPING ANGLE: -0°16'22.01"



Exterior Elevation - North

1" = 20'-0"



Exterior Elevation - West

1" = 20'-0"



la serena
441 coors blvd. nw
albuquerque, new mexico

Project #: 200405
Date: 09.08.22
Drawn By: Author
Checked By: Checker
permit set

exterior
elevations

mkt-311



Exterior Elevation - East

1" = 20'-0"



Exterior Elevation - South

1" = 20'-0"



la serena
441 coors blvd. nw
albuquerque, new mexico

Project #: 200405
Date: 09.08.22
Drawn By: Author
Checked By: Checker
permit set

exterior
elevations

mkt-312



Exterior Elevation - South

1" = 20'-0"



Exterior Elevation - East

1" = 20'-0"



erstad ARCHITECTS, PA

310 north 5th street, boise idaho 83702

san roque
457 coors blvd. nw
albuquerque, new mexico 87121

Project #: 200207
Date: 09.08.2022
Drawn By: Author
Checked By: Checker
permit set

exterior
elevations

mkt-311



Exterior Elevation - North

1" = 20'-0"



Exterior Elevation - West

1" = 20'-0"



san roque

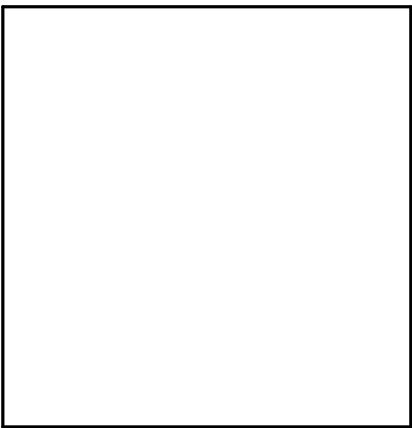
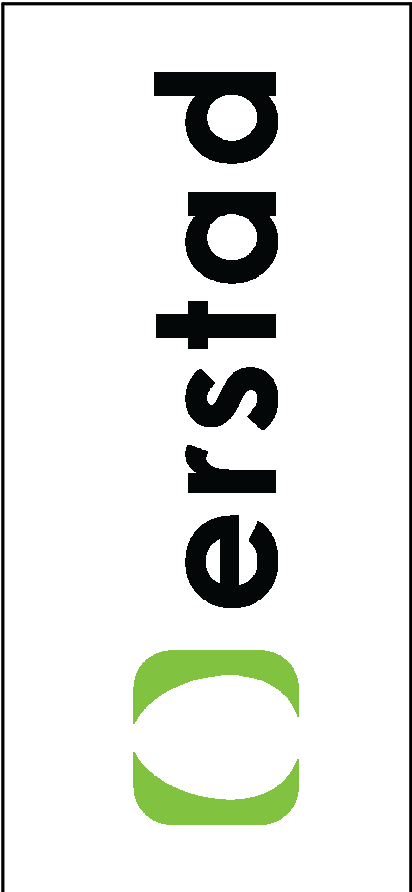
200207

1" = 20'-0"

exterior elevations

09.08.2022

city of albuquerque



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sr/l's garage lofts
albuquerque, new mexico

revision:		
no.	desc.	date

project: 200207
date: 09.20.2022

permit set

**6-bay
garage ext.
elevations**

mkt-311



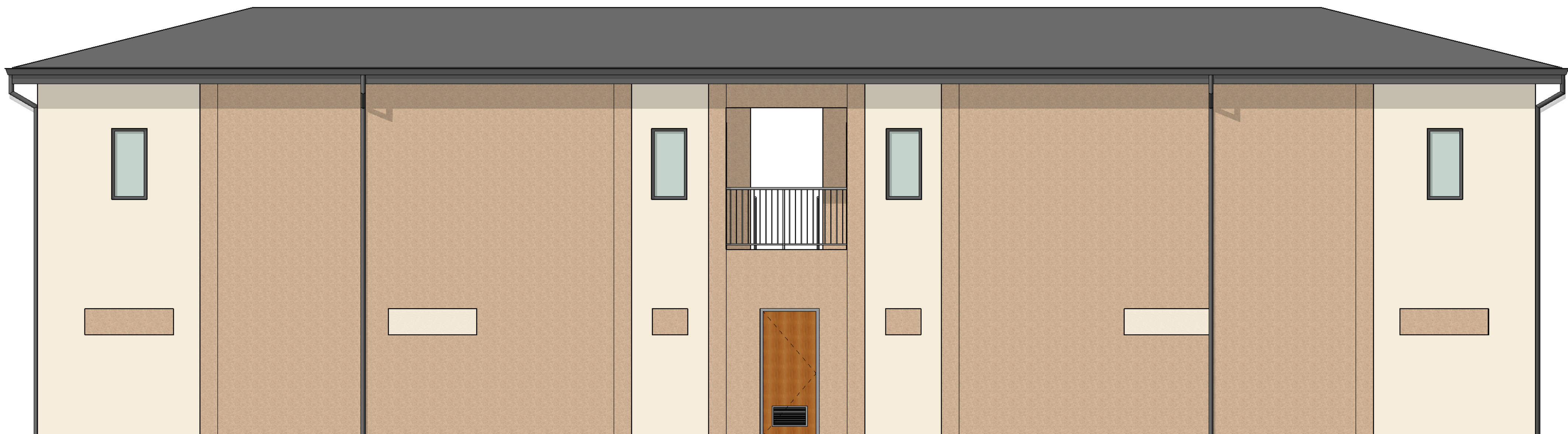
5 front - 6 bay standard

1/4" = 1'-0"



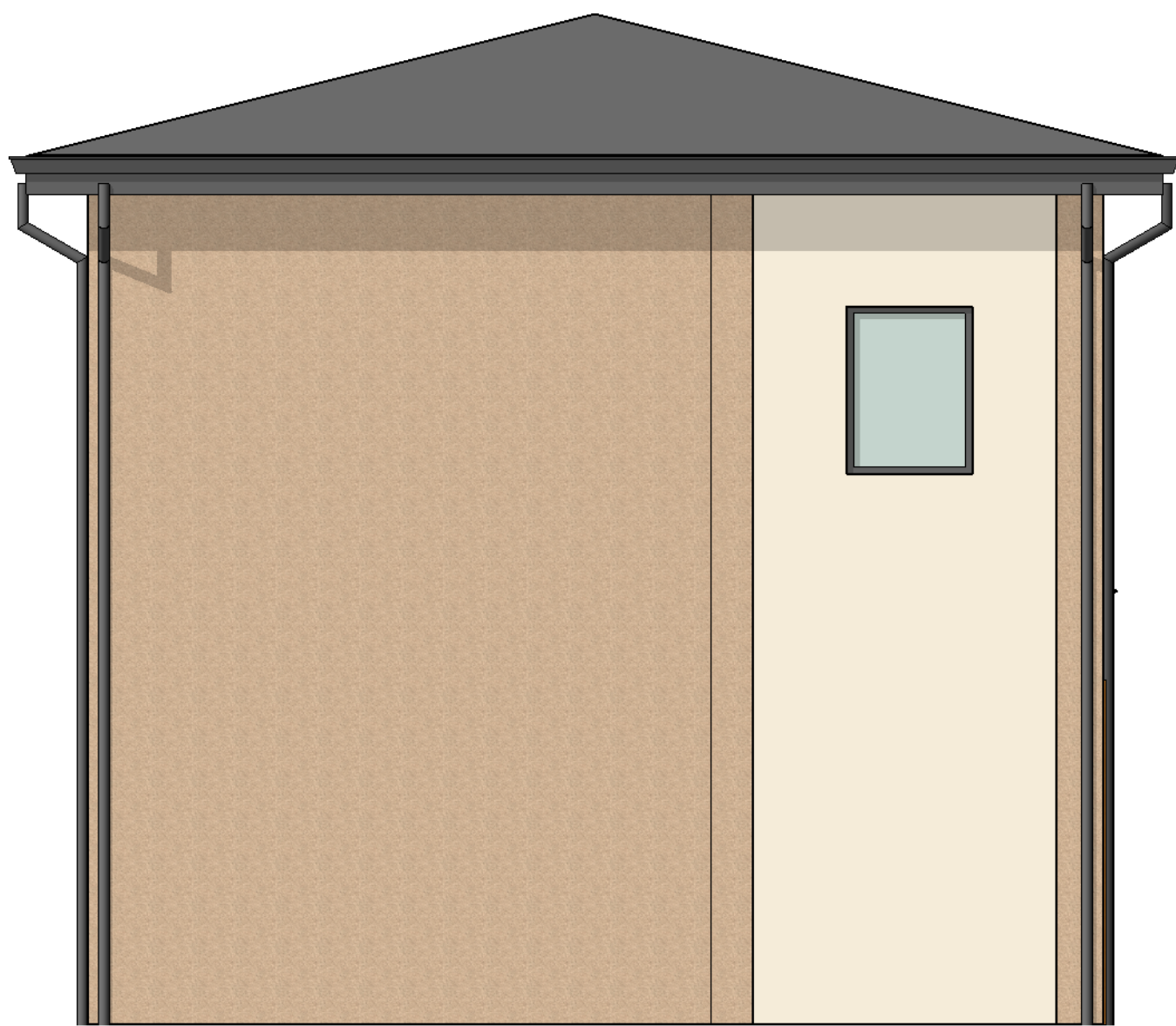
1 front - 6 bay ADA

1/4" = 1'-0"



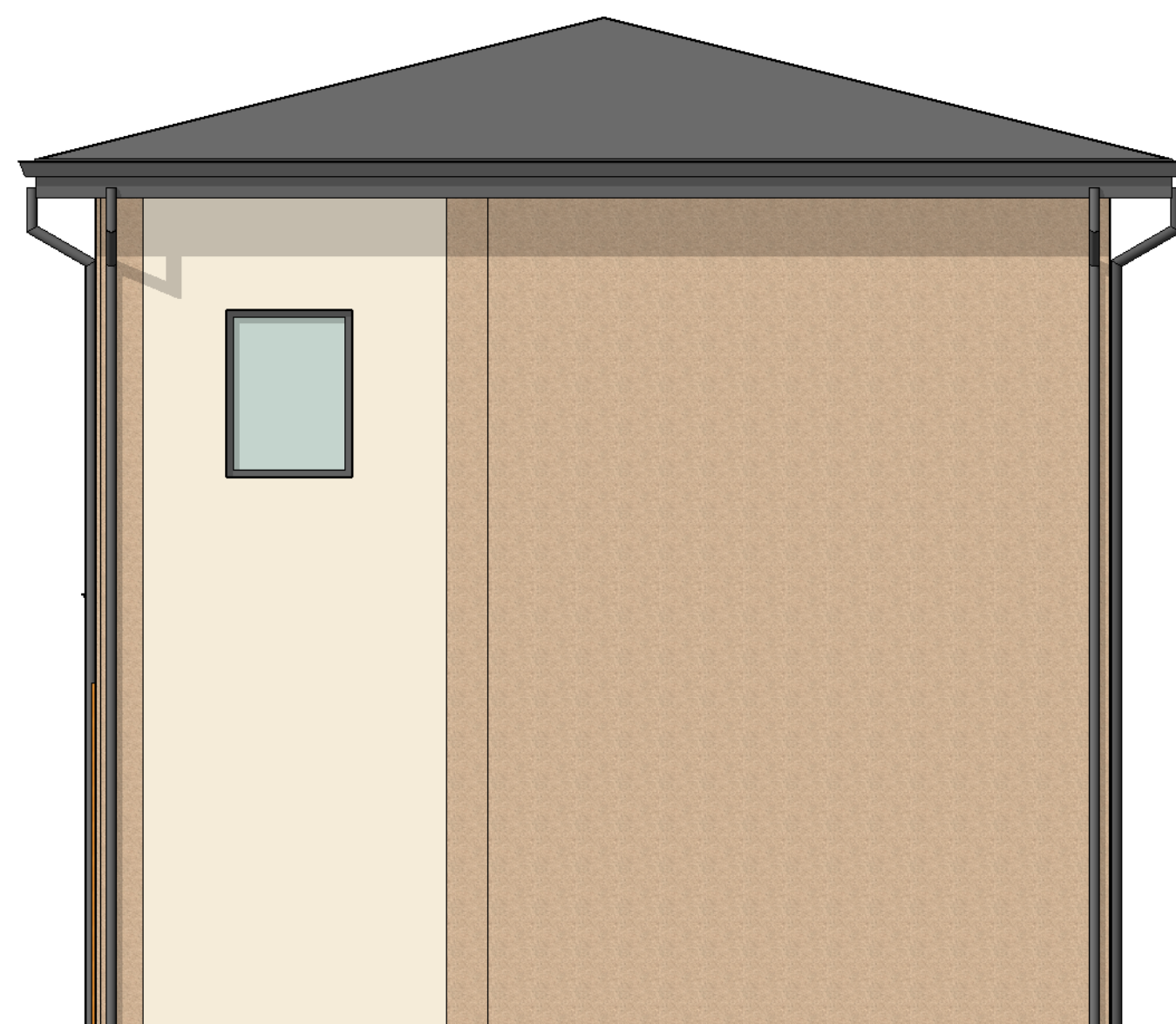
2 back - 6 bay ADA

1/4" = 1'-0"



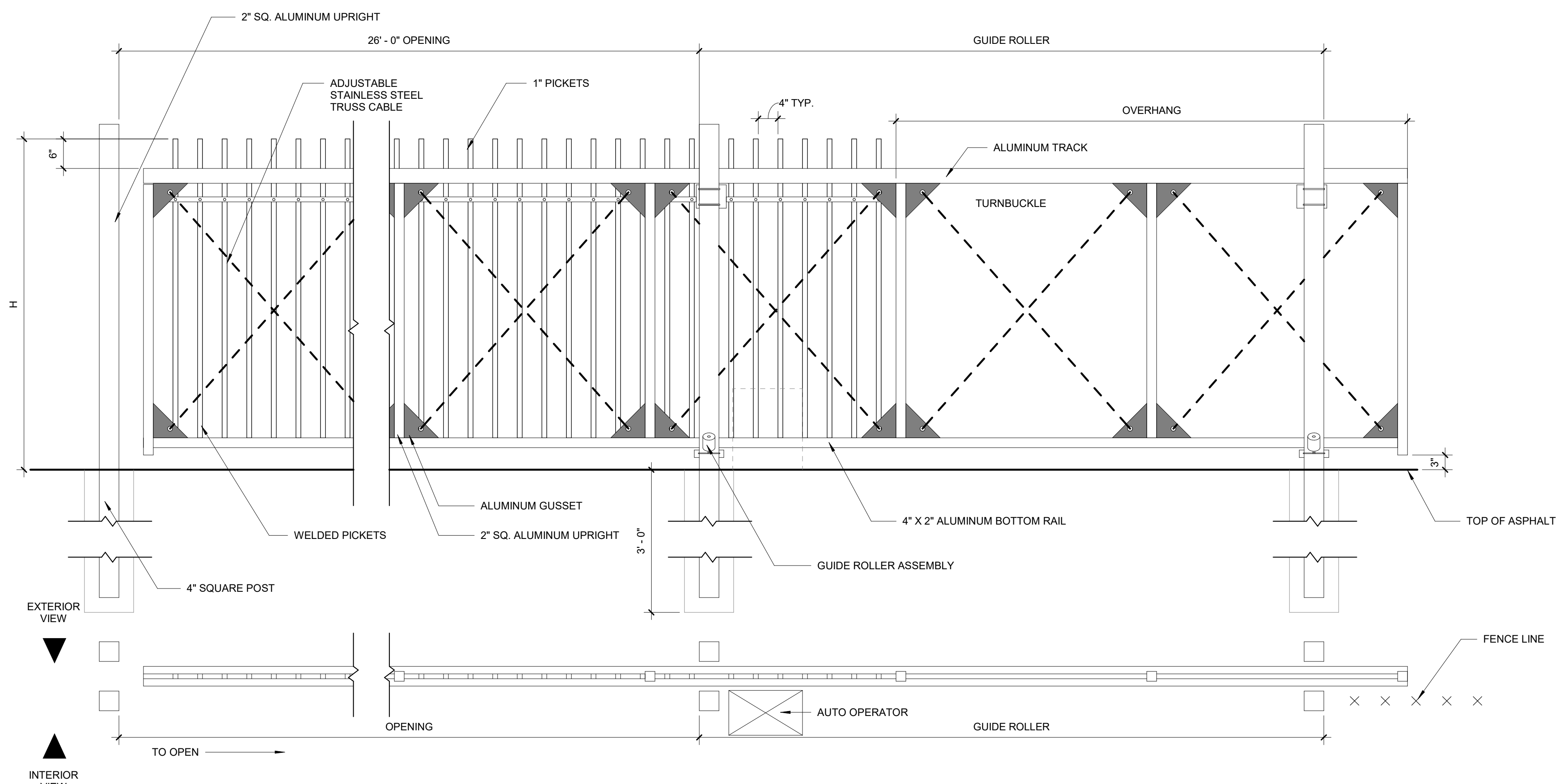
3 left - 6 bay standard

1/4" = 1'-0"

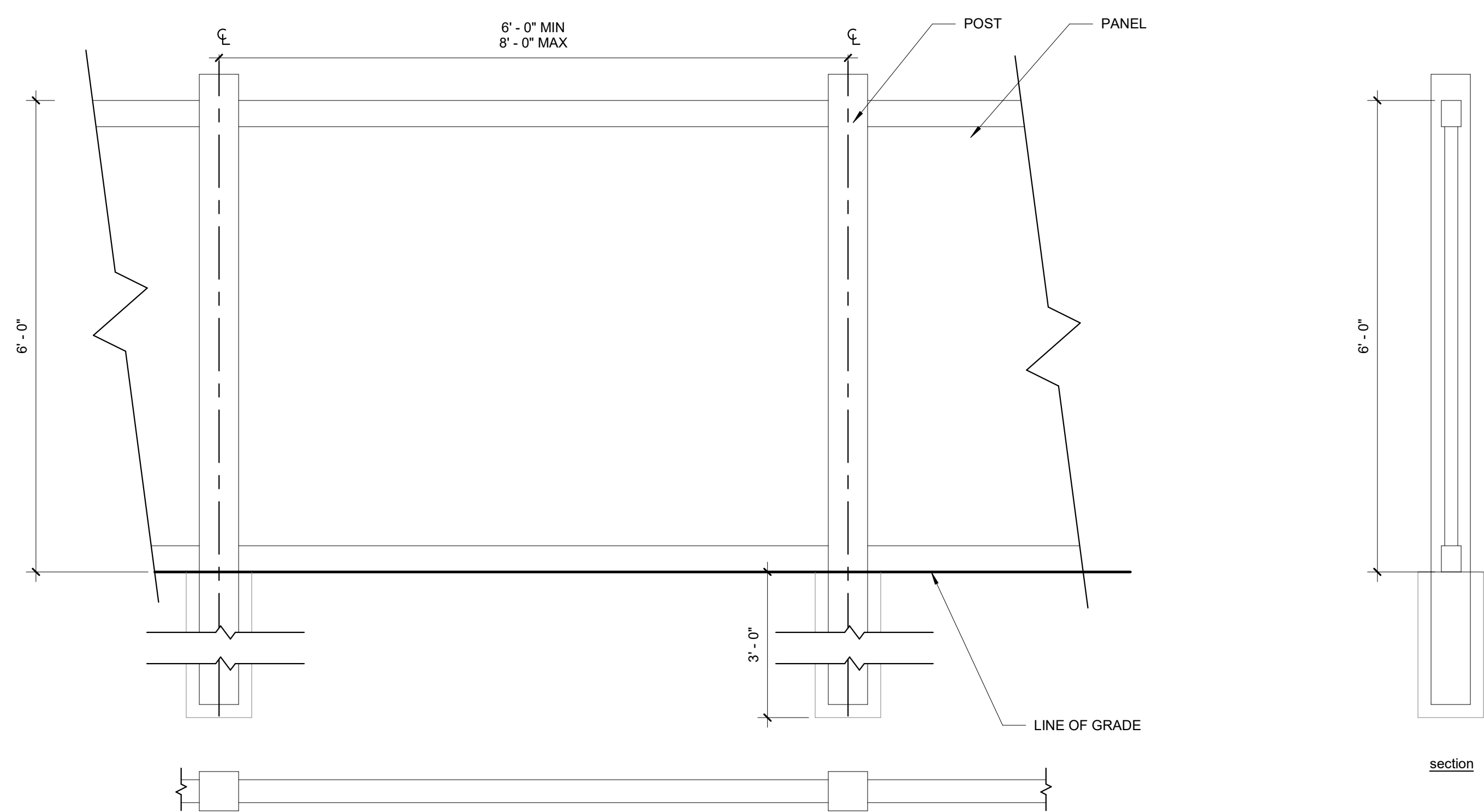


4 right - 6 bay standard

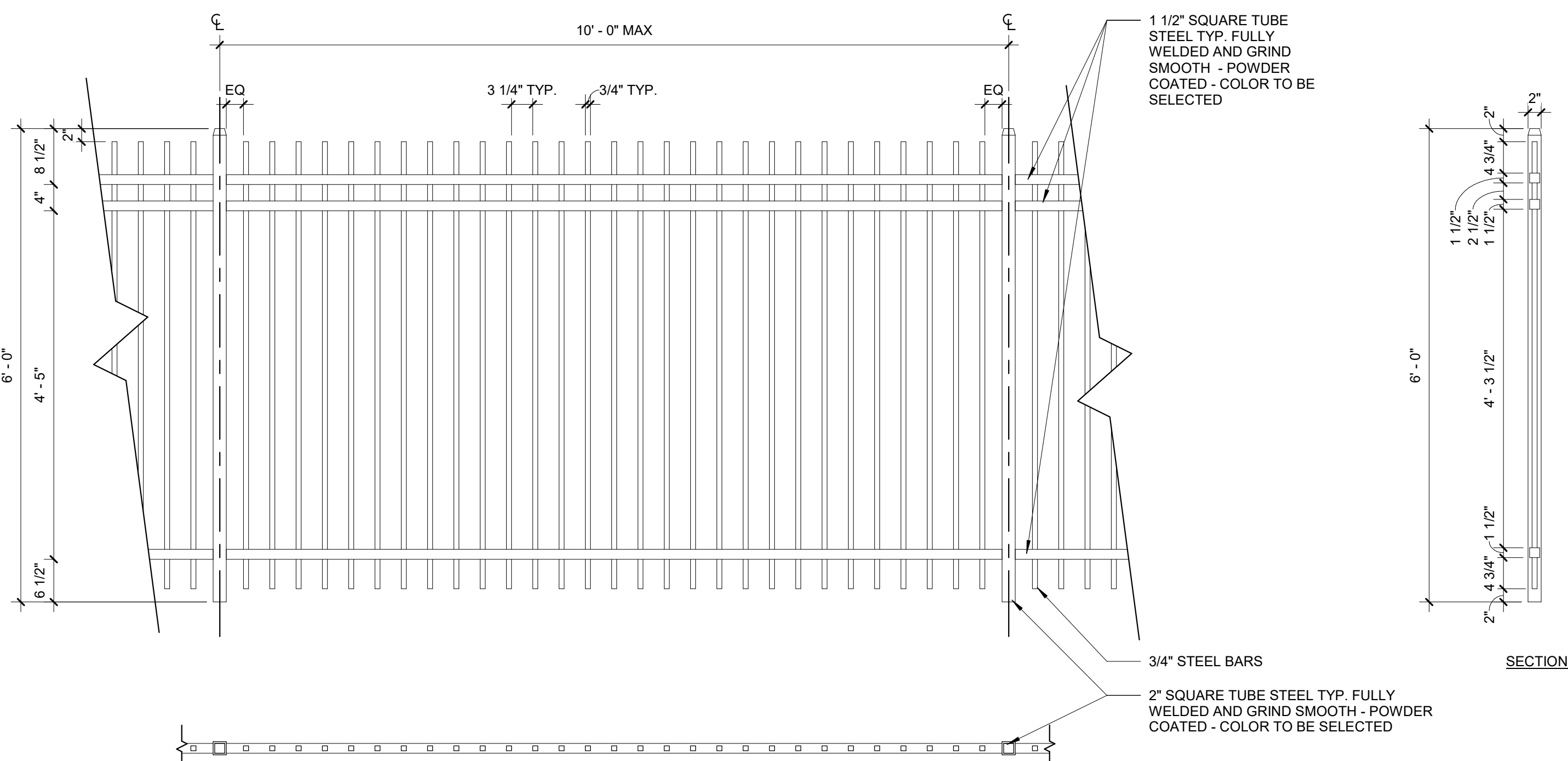
1/4" = 1'-0"



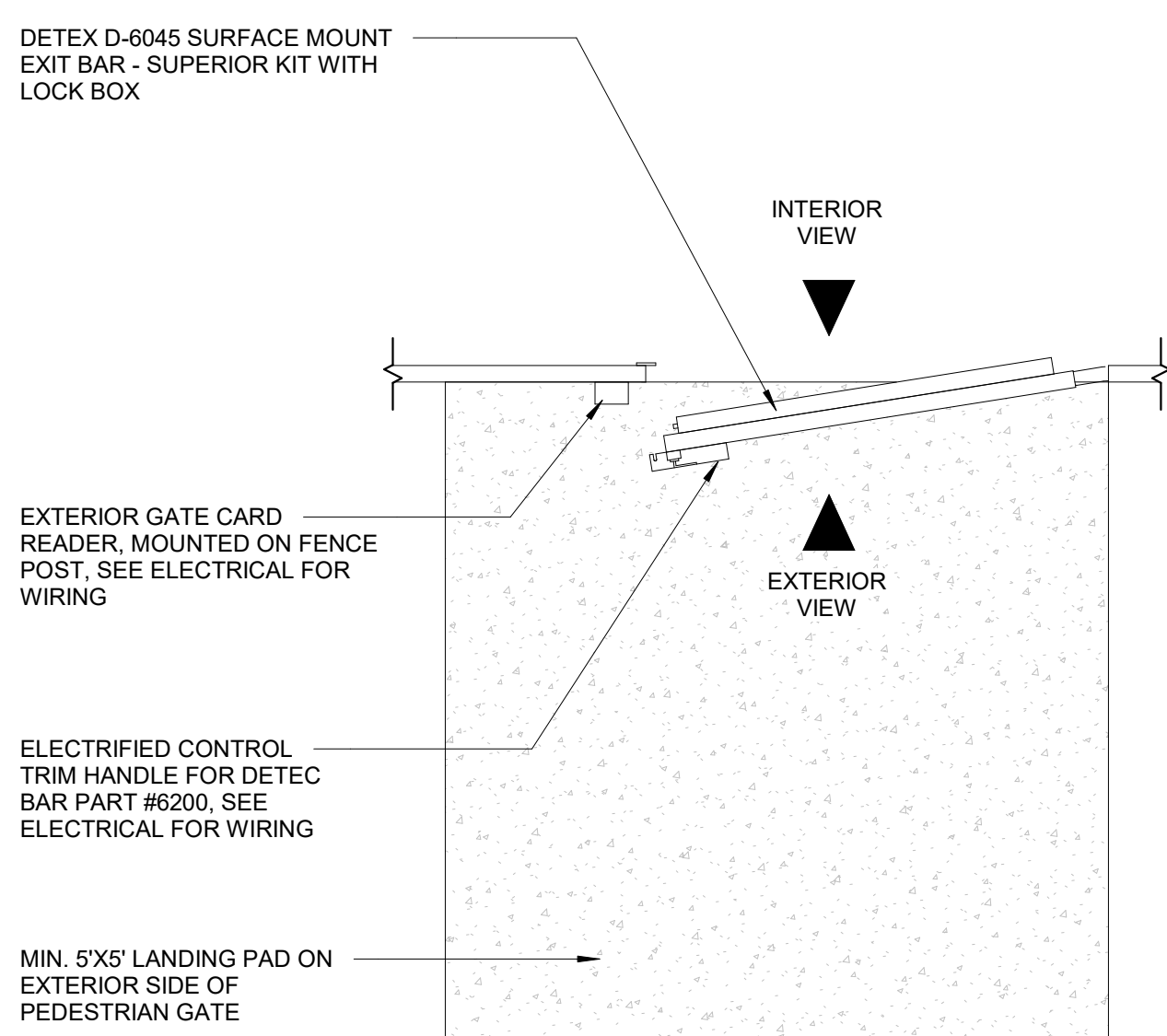
1 secure-trac gate
3/4" = 1'-0"



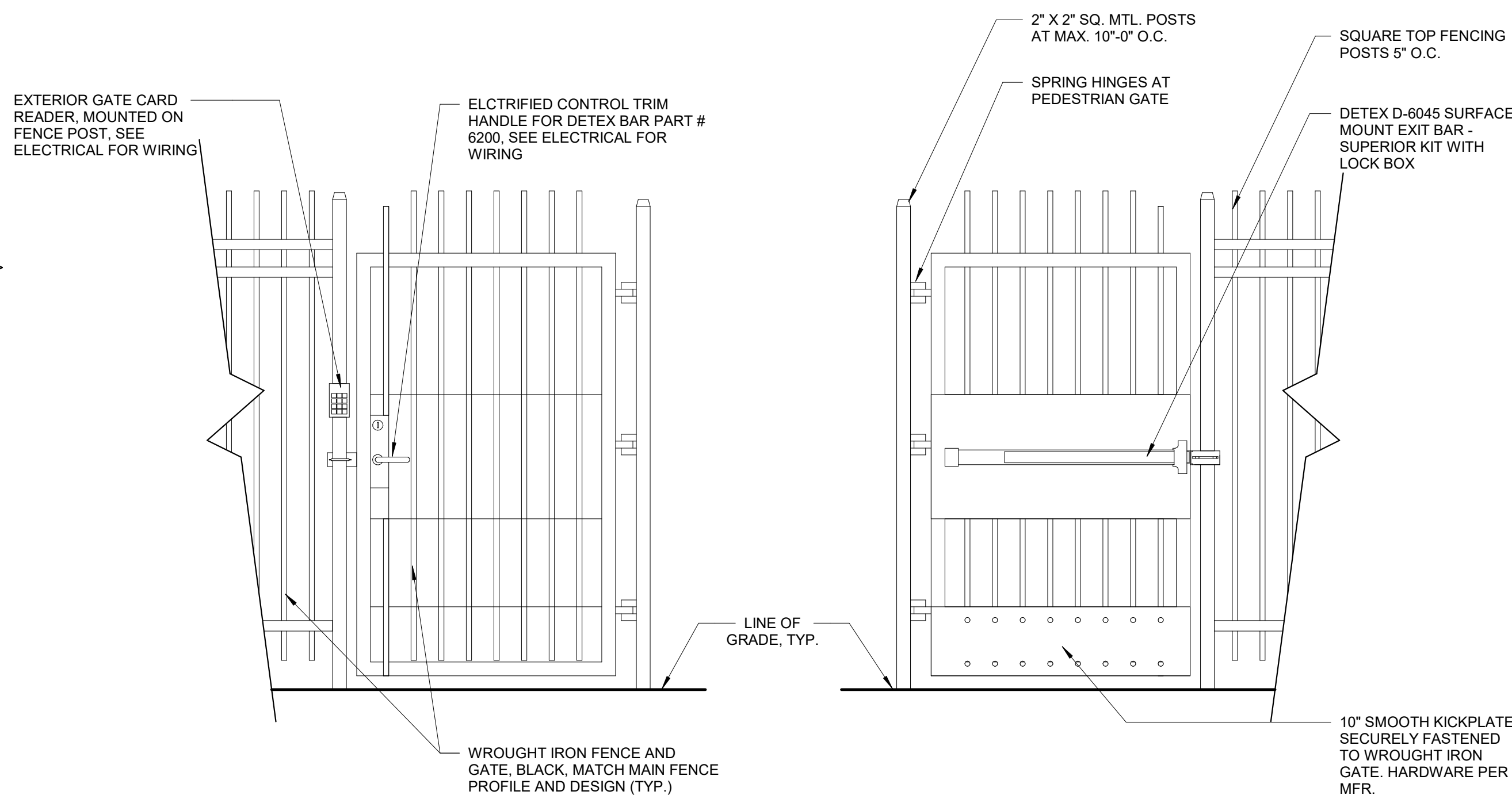
2 vinyl fencing
3/4" = 1'-0"



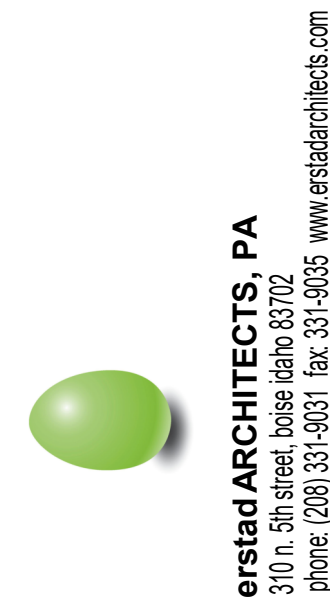
3 steel fence
3/4" = 1'-0"



4 steel access gate
3/4" = 1'-0"



city of albuquerque



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san roque
457 coors blvd. nw
albuquerque, new mexico 87121

revision:
no. desc. date
D GC-COMM 07.21.21

project: 200207
date: 07.21.2021

permit set

architectural
site details

a1.22

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: San Roque & La Serena
Project Number: 608283

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Thomas Development Company** ("Developer"), an **Idaho Corporation**, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is **tmannschreck@thomasdevelopment.com**, whose address is **420 W Main Street #300** (City) **Boise**, (State) **ID** (Zip Code) **83702** and whose telephone number is **208-867-0314**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract F-4-A Plat of Tracts F-3-A, F-4-A & F-6-A Atrisco Business Park Unit 3** recorded on **April 29, 1988**, attached, Book **C36** page **97**, as Document No. **8837189** in the records of the Bernalillo County Clerk, State of New Mexico, AND **Tract F-6-A-2 Plat of Tracts F-6-A-1 and F-6-A-2 Atrisco Business Park Unit 3** recorded on **December 15, 2004**, attached, Book **200-4C** page **388**, as Document No. **2004175607** in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] **Thomas Development Company** ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as **San Roque & La Serena / Plat of Tracts F-6-A-2-A & F-4-A-1, Unit 3, Atrisco Business Park within the Town of Atrisco Grant** describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **November 5, 2023** ("Construction Completion Deadline"), at no cost to the City. Although the Improvements are required, they are below the thresh hold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department

Doc# 2022105063

12/08/2022 03:16 PM Page: 1 of 20
AGRE R:\$25.00 Linda Stover, Bernalillo County



Construction Services Division for work in the City Right-of-Way

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered

Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Loan Reserve Letter

Amount: \$449,340.35

Name of Financial Institution or Surety providing Guaranty:

Cedar Rapids Bank & Trust Company

Date City first able to call Guaranty (Construction Completion Deadline):

November 5, 2023

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: January 5, 2024

Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this

Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents,

representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER:

By [Signature]:

Name [Print]: ANGIE FERGUISON

Title: DIRECTOR OF OPERATIONS

Dated: 11/17/22

DEVELOPER'S NOTARY

STATE OF Idaho)

COUNTY OF Ada) ss.

This instrument was acknowledged before me on this 17th day of November, 2022, by
[name of person:] Angie Ferguson, [title or capacity, for instance,

"President" or "Owner":] Director of Operations of [Developer:] Thomas Development Co.



[Signature]
Notary Public
My Commission Expires: 5/11/2026

CITY OF ALBUQUERQUE:

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

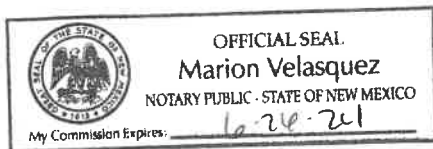
DS
BMR

Date: 11/21/2022 | 1:56 PM MST

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 21st day of November, 202²,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of the municipal corporation.



[Signature]
Notary Public

My Commission Expires: June 26, 2024

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

January 12, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 608283

San Roque / La Serena

Requested By: Vinny Perea

Approved Estimate Amount: \$ 278,947.25

Contingency Amount: 10.00% \$ 27,894.73

Subtotal: \$ 306,841.98

PO Box 1293

NMGRT: 7.875% \$ 24,163.81

Subtotal: \$ 331,005.78

Albuquerque

Engineering Fee: 6.60% \$ 21,846.38

New Mexico 87103

Testing Fee: 2.00% \$ 6,620.12

Subtotal: \$ 359,472.28

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ **449,340.35**

APPROVAL:



DATE:



Notes: Plans not yet approved.



**SPECIALTY
FINANCE
GROUP**

A Division of Cedar Rapids Bank and Trust Company

LOAN RESERVE LETTER

November 15, 2022

Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Thomas Development Co.
City of Albuquerque Project No.: 608283
Project Name: San Roque & La Serena Apartments

Dear Chief Administrative Officer:

This is to advise the City of Albuquerque ("City") that, at the request of Thomas Development Co., Cedar Rapids Bank & Trust Company ("Financial Institution") in Cedar Rapids, IA, holds as a loan reserve the sum of Four Hundred Forty-Nine Thousand Three Hundred Forty Dollars and 35/100 (\$449,340.35) ("Loan Reserve") for the exclusive purpose of providing the financial guaranty which the City requires Thomas Development Co. ("Developer") to provide for the installation of the improvements which must be constructed at San Roque & La Serena Apartments, Project No. 608283 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer in the records of the Clerk of Bernalillo County, New Mexico.

1. Reduction of Reserve. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Developer's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Developer and the City, the total liability of the Developer to the City with respect to the loan reserves established pursuant to

this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4. herein.

3. Draw on Reserve. If by November 5, 2023, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between November 5, 2023, and January 5, 2024, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Developer has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion in the amount of \$449,345.05, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check within ten (10) business days to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

C. Expiration of the date January 5, 2024; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,
Specialty Finance Group,
A Division of Cedar Rapids Bank and Trust Company



By: Sam Kramer
Title: Vice President

ACCEPTED:
CITY OF ALBUQUERQUE
By: 

Chief Administrative Officer

for
Print Name Sanjay Bhakta

Dated: 12/7/22



City of Albuquerque

Mayor's Office

Timothy M. Keller, Mayor

Inter-Office Memorandum

November 29, 2022

To: Timothy M. Keller, Mayor

From: Lawrence Rael, Chief Administrative Officer

Subject: Delegation of Authority

I will be out of the office Monday December 5, 2022 through Wednesday December 7, 2022. During my absence, Chief Financial Officer Sanjay Bhakta will have full signature authority. CFO Sanjay Bhakta can be contacted via the following.

Sanjay Bhakta
Office – 505-768-3248
Email – sbhakta@cabq.gov

CC/ Email distribution:
Mayor Keller's Executive Team
Department Directors

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PLAT OF TRACTS F-6-A-2-A & F-4-A-1, UNIT 3, ATRISCO BUSINESS PARK WITHIN THE TOWN OF ATRISCO GRANT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A ATRISCO BUSINESS PARK UNIT 3
AND TRACT F-6-A-2 PLAT OF TRACTS F-6-A-1 AND F-6-A-2 ATRISCO BUSINESS PARK UNIT 3

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		12'-Wide 230' Long	NB Median Left Turn Lane Extension	NB Coors Blvd.	155' S. of Cloudcroft Rd	385' S. of Cloudcroft Rd	/	/	/
		12'-Wide 442' Long	SB Right Turn/Deceleration Lane Plus 6' Sidewalks, Curb, & Gutter	SB Coors Blvd.	324' N. of Bluewater Rd	766' N. of Bluewater Rd	/	/	/
		18' Ingress/Egress Lanes	Driveway Entrance, Raised Median, & Assoc. ADA Ramps	SB Coors Blvd	205' N. of Bluewater Rd	324' N. of Bluewater Rd	/	/	/
		Double D	Remove & Replace Ex. Curb Drainage Inlet	SB Coors Blvd	548' N. of Bluewater Rd		/	/	/
		6" WL & Valve	Relocate Existing Fire Hydrant	SB Coors Blvd	310' N. of Bluewater Rd	331' N. of Bluewater Rd	/	/	/
		30' Long	NB Median Left Turn Lane Extension	NB Coors Blvd	237' N. of Bluewater Rd	267' N. of Bluewater Rd	/	/	/
		8" WL	Public Water Main, plus Assoc. Fittings	Onsite	361' S. of Tract F-6-A-2-A N. Property Line	Tract F-6-A-2-A N. Property Line	/	/	/
		6"	Private Fireline Connection to Public Main, Plus Assoc. Valve & Fittings	Onsite	63' N. of Tract F-4-A-1 S. Property Line		/	/	/
							/	/	/

Financially Guaranteed	Constructed Under
DRC #	DRC #

Size	Type of Improvement	Location	From	To	Construction Certification		
					Inspector	Private P.E.	City Cnst Engineer
6"	Private Fireline Connection to Public Main, Plus Assoc. Valve & Fittings	Onsite	374' S. of Tract F-6-A-2-A N. Property Line		/	/	/
6"	Private Fireline Connection to Public Main, Plus Assoc. Valve & Fittings	Onsite	261' S. of Tract F-6-A-2-A N. Property Line		/	/	/
2"	2" Water Meter & Service Connection to Public Main (x3)	Onsite	308' N. of Tract F-4-A-1 S. Property Line		/	/	/
2"	2" Water Meter & Service Connection to Public Main (x2)	Onsite	79' S. of Tract F-6-A-2-A N. Property Line		/	/	/
8" WL	Vertical Bend of Ex. Public Main for Onsite Storm Drain Conflict	Onsite	95' N. of Tract F-4-A-1 S. Property Line	125' N. of Tract F-4-A-1 S. Property Line	/	/	/
8" WL	Vertical Bend of Ex. Public Main for Onsite Storm Drain Conflict	Onsite	360' N. of Tract F-4-A-1 S. Property Line		/	/	/
	Relocate Ex. Street Light Poles (x3) to New Back of Sidewalk	W. Side Coors Blvd	348' N. of Bluewater Rd	644' N. of Bluewater Rd	/	/	/

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

Pond Slopes: Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)

The property owner/developer must continue self-inspections and BMP maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section
[Code § 14-5-2-11(C)(1)]

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AGENT / OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Vinny Perea <hr/>	<div style="display: flex; justify-content: space-between;"> <div> DRB CHAIR - date <hr/> </div> <div> Jan 5, 2022 <hr/> </div> </div>		
NAME (print) <hr/>	<div style="display: flex; justify-content: space-between;"> <div> DRB CHAIR - date <hr/> </div> <div> Jan 5, 2022 <hr/> </div> </div>		
Tierra West, LLC <hr/>	<div style="display: flex; justify-content: space-between;"> <div> TRANSPORTATION DEVELOPMENT - date <hr/> </div> <div> Jan 5, 2022 <hr/> </div> </div>		
FIRM <hr/>	<div style="display: flex; justify-content: space-between;"> <div> TRANSPORTATION DEVELOPMENT - date <hr/> </div> <div> Jan 5, 2022 <hr/> </div> </div>		
SIGNATURE - date <hr/>	<div style="display: flex; justify-content: space-between;"> <div> TRANSPORTATION DEVELOPMENT - date <hr/> </div> <div> Jan 5, 2022 <hr/> </div> </div>		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT TOWNER